

conduct, run and manage the ranching and livestock business hereby leased to him by said party of the first part, in like manner and condition as the same has been heretofore managed and conducted by said party of the first part, and will till, irrigate and cultivate the hay and crops grown upon said demised and leased premises and to run, operate and manage the livestock in accordance with the usual custom and practice in the vicinity of which the same are run and according to good business practice, and will not commit any waste or damage, or suffer the same to be done by others; that he will, at his own cost and expense, pay all running and operating expenses of every kind and nature in the running and management of said business, including the feeding, haying and all operating charges and expenses of every kind and nature, and during said term will pay all taxes, state and county, assessed against the real and personal property covered hereby; that said party of the second part will, at his own cost and expense, keep the building and fences located on said leased premises in good repair.

Said party of the second part further covenants and agrees not to remove any of the ranch and farm machinery, equipment and implements from said leased premises, unless the same is replaced with other such machinery, equipment, etc. of like kind, and at the expiration of this lease will return and deliver up to said party of the first part all of such machinery, implements, etc.

It is further expressly understood and agreed by and between the parties hereto, that if the rental payable as hereinbefore mentioned and provided, or any part thereof, shall be behind and unpaid on the date or time whereon the same ought to be paid, or if default shall be made in any of the covenants or agreements herein contained to be kept and performed by the said